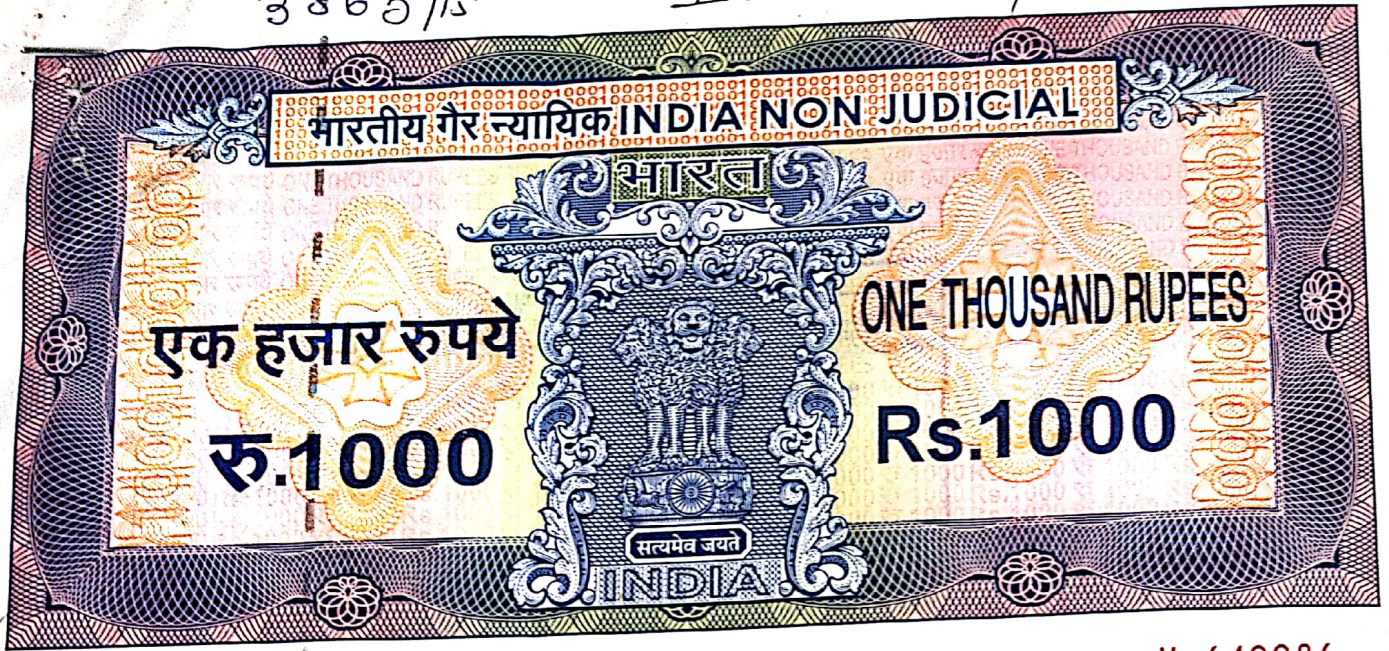


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I/60603230/2015



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

M 640286

Certified that this document is
admitted to Registration. The
signature sheet and the
Endorsement sheet to the
document are attached to the document.

Additional Deputy Registrar
Sunder

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 9th day of
November, Two Thousand Fifteen **BETWEEN MRS. NANDINI**
GANGULY, wife of Mr. Abhijit Ganguly, by faith : Hindu,
(PAN NO. AGJPG3948A), by occupation Business, residing at
117A, Selimpur Road, Flat No. A-3, Ashiana, Kolkata-700031,

121671

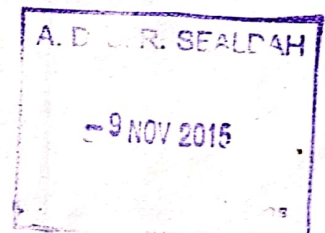
Sold to.....	MRS. RA FAT JAHAN
Address.....	
Value.L.O.R.O.....	
- 4 NOV 2015	
L.S.V., High Court Sujit Sarkar High Court, AS	

27A28 Raich Ghosh Lane

K/- 700039



Syed Shafi Ahmed, S/o Late Syed Anisul Alam
Advocate
High Court, Calcutta
Bar Association Room no. 12
85- Hare Street,
Kolkata - 700001.



P.O. Jodhpur Park, P.S. Jadavpur, hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include her heirs, executors, administrations and legal representatives) of the **ONE PART.**

A N D

MRS. RAFAT JAHAN, (PAN NO. AMXPJ3942R) wife of Md. Kamal Ashraf, by occupation Housewife, by faith - Muslim, residing at Premises No. 27& 28, Raicharan Ghosh Lane, P.O. & P.S. Tiljala, Kolkata-700039, hereinafter referred to as the **PURCHSERR** (which expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators and legal representatives) of the **OTHER PART.**

WHEREAS in pursuance of a decree passed In by the Learned 3rd Court of Subordinate Judge at Alipore in Title Suit No. 16 of 1941 one Smt. Kamale. Bala Mondal, wife of Late Bholanath Mondfal and Sri Gorachand Mondal, sof of Late Bholanath Mondal at present residing at 81/3, Tollygunge Road under P.S. Tollygunge, Calcutta-700033 was, inter alia, allotted

a demarcated 20 Bigha of Sali land lying and situate under R.S. dag Nos. 195 and 196, C.S. Dag No. 102, R.S. Khatian Nos. 117 and 118, J.L. No. 25, Mouza : Nayabad, P.S. Kasba in the District of 24-Parganas as morefully and particularly described in the Schedule "Mordhennona" of the final decree passed in Title Suit No. 16 of 1941, hereinafter referred to as the said Property.

AND WHEREAS thus, the said Smt. Kamala Bala Mondal and Sri Gorachand Mondal became the absolute Owners of the said property.

AND WHEREAS Smt. Kamala Bala Mondal and Sri Gorachand Mondal entered into an Agreement dated 11th October, 1980 with Sri Sasanka Sekhar Chowdhry, son of Late Kali Krishna Chowdhury of 5/21, Bijaygarh under P.S. Jadavpur, Calcutta- 700032 and Sri Dhirendra Nath Moitra, son of Sri Bhuban Mohan Moitra of 2/65, Gandhi Colony, P.S. Tollygunge, Calcutta-700040 whereby and whereunder Smt. Kamala Bala Mondal and Gorachand Mondal agreed to sale and Sri Sasanka Sekhar Chowdhury and Sri Dhirendra Nath Moitra agreed to purchase the said property.

AND WHEREAS Smt. Kamala Bala Mondal and Sri Gorachand Mondal did not complete the sale of the said property by executing deed of conveyance in favour of Sri Sasanka Sekhar Chowdhury and Sri Dhirendra Nath Moitra.

AND WHEREAS Sri Sasanka Sekhar Chowdhury and Sri Dhirendra Nath Moitra filed a suit for specific performance of the contract in the Court of the Learned 3rd Court of Subordinate Judge at Alipore, against said Smt. Kamala Bala Mondal and Sri Gorachand Mondal, which was registered as Title Suit no.264 of 1982, Hereinafter referred to as the Said Suit;

AND WHEREAS the said suit was decreed in favour of Sri Sasankha Sekhar Chowdhury, and Sri Dhirendra Nath Moira on 29th March, 1984 by the Learned 3rd Court of Subordinate Judge at Alipore, hereinafter referred to as the said decree ;

AND WHEREAS in compliance of the said decree Sri Sasanka Sekhar Chowdhury and Sri Dhirendra Nath Moitra deposited the balance consideration amount of Rs.59,000/- (Rupees Fifty Nine thousand) only in Court vide Challan No.20670 (V) on 01. 08.1984 and after full satisfaction of the Learned Court the Deed of Conveyance in respect of the said Property was made on 12th December, 1984 and the same was duly executed and registered in favour of Sri Sasanka Sekhar

Chowdhury and Sri Dhirendra Nath Moitra through the Learned Court.

AND WHEREAS thus, the said Sri Sasanka Sekhar Chowdhury and Sri Dhirendra Nath Moitra became absolute Owners of the said property.

AND WHEREAS Sri Sasanka Sekhar Chowdhury and Sri Dhirendra Nath Moitra sold the said property to different Purchasers in plots;

AND WHEREAS by a Deed of conveyance in the year 1985 made between Sri Sasanka Sekhar Chowdhury and Sri Dhirendra Nath Moitra described therein as the Vendors and one Smt. Minati Chowdhury, wife of Shri Prabir Kumar Chowdhury, residing at Mahajati Nagar, P.O. Birati, Kolkata-700051 under Police Station : Dum Dum described as the Purchaser , the said Sri Sasanka Sekhar Chowdhury and Sri Dhirendra Nath Moitra sold, transferred and conveyed unto and in favour of Smt. Minati Chowdhury ALL THAT piece and parcel of Sali land measuring 16 Cottahs, more or less out of the said property lying and situate at Mouza : Nayabad under

R.S. Dag Nos., 195 and 196, R.S. Khatian Nos. 117 and 118, J.L. No. 25, Touzi No. 56 in Block "A", P.S. Kasba, within the limits of Calcutta Municipal Corporation, District : 24-Parganas (South), as morefully and particularly described in the Schedule thereunder written, hereinafter referred to as the said land;

AND WHEREAS thus Smt. Minati Chowdhury became the absolute Owner of the said plot of land ;

AND WHEREAS by a Leed of Conveyance dated 28th February, 1986 registered at the office of District Sub-Registrar, 24-Parganas (South), Calcutta-700027, in Book N o. I, Volume no.128, pages 426-440, Being No. 4704 for the year 1986 made between Smt. Minati Choewdhury wife of Shri Prabir Kumar Chowdhury, residing at Mahajatinagar, Birati, P.S. Dum Dum, Kolkata-700051, District : : 24- parganas, therein described as the Vendor and Sri Ramananda Roy, son of Late Ram Narayan Roy, residing at P-53B, Keyatola Lane, P.S. Ballygunge, Kolkata-700019, District: 24-pargaas, therein described as the Purchaser the said Smt. Minmati Chowdhury sold, transferred and conveyed unto and in favour of Sri Ramananda Roy of ALL THAT piece and parcel of Sali Land measuring about 2 Cottah

12 Chittack 36 sq. ft. more or less lying and situate and/or under Mouza : Nayabad, P.S. Kasba, within the limits of Kolkata Municipal Corporation, District : 24-Parganas (South), togetherwith all easement rights of adjacent common passage under Dag Nos. 195 and 196, R.S. Khatian Nos. 117 and 118, J.L. No. 25, Touzi No. 56, in Block "A" as morefully and particularly described in the Schedule thereunder written, hereinafter referred to as the said land;]

AND WHEREAS thus, Sri Ramananda Roy became the absolute Owner of the said land;

AND WHEREAS by a Deed of Conveyance dated 8th February, 2002 registered at the office of District Sub-Registrar, Alipore, 24-Pargan as (South), in Book No. I, Volume N o. 37, Pages 110 - 121, Being No. 1455 for the year 2002 made between Sri Ramananda Roy, son of Late Ram Narayan Roy, residing at P-53-B, Keyatola Lane, P.S. Ballygunge, Kolkata-700019, District : 24-Parganas, therein described as the vendor and Smt. Anita Roy, wife of Shri Samar Roy, residing at 9A, Ramtanu Bose Lane, Kolkata-700006, P.S. Burtola , therein described as the Purchaser the said Sri Ramananda Roy sold,

transferred and conveyed unto and in favour of Smt. Anita Roy, of ALL THAT piece and parcel and parcel of Sali land measuring about 2 Cottah 12 chittacks 36 s. ft. more or less togetherwith all easement rights of adjacent common passage lying and situate at Mouza : Nayabad, P.S. Kasba, under Sub-Registration Office : Alipore within the limits of Kolkata Municipal Corporation, District : 24-Parghanas (South) under Dag Nos. 195 and 196, R.S. Khatian Nos. 117 and 118, J.L. No. 25, Touzi No. 56, Being Plot No. 36 in Block-A , of DPK Housing Complex, as morefully and particularly described in the Schedule thereunder written, and as shown in the Map or Plan annexed therewith, hereinafter referred to as the said land;

AND WHEREAS thus Smt. Anita Roy became the absolute owner of **ALL THAT** the said land;

AND WHEREAS by a Deed of Conveyance dated 1st February, 2012 registered at the office of District Sub-Registrar -III, 24-Parganas (South) in Book No. I, CD Volume No. 2, Pages -5376-5397 being No. 00817 for the year 2012 made between Smt. Anita Roy wife of Shri Samar Roy, residing at 9A, Ramtanu Bose Lane, Kolkata -700006, P.S. Burtala, therein described as the

Vendor and Santosh Kumar Mishra son of Debi Prasad Mishra, residing at 58/4/1, Biren Roy Road (West) P.S.behala, Kolkata - 700008 (South) therein described as the Purchaser, the said Smt. Anita Roy sold, transferred and conveyed unto and in favour of Santosh Kumar Mishra of **ALL THAT** piece and parcel of Sali Land measuring about 2 Cottah 12 Chittack 36 Sq.ft. more or less together with all easement rights of adjacent common passage lying and situate at Mouza Nayabad, P.S.Kasba under Sub-Registration Office- Alipore within the limits of Kolkata Municipal Corporation, District - 24- Parganas (South) under Dag Nos. 195 and 196, R.S. Khatian Nos. 117 & 118, J.L.No. 25, Touzi No. 56 being Plot No. 36 in Block -A of DPK Housing Complex, as morefully and particularly described in the Schedule hereunder written, herein after referred to as the said land :

AND WHEREAS thus Santosh Kumar Mishra became the absolute owner of **ALL THAT** the said land.

AND WHEREAS by a Deed of Conveyance dated 2nd April 2012 registered at the office of District Sub-Registrar -III, 24-Parganas (South, in Book No. I, CD Volume No. 6, pages 9276-

9298 being No. 02817 for the year 2012 made between Santosh Kumar Mishra son of Mr. Devi Prosad Mishra residing at 58/4/1 Biren Roy Road (West) P.S. Behala, Kolkata -700008 who is decribed therein as the Vendor and Mrs. Nandini Ganguly wife of Mr. Abhijit Ganguly residing at 117A, Salimpur Road, Flat No. A-3, Ashiana, Kolkata-700031, P.S.Jadavpur therein described as the purchaser, the said Santosh Kumar Mishra sold, transferred and conveyed unto and in favour of Nandini Ganguly of **ALL THAT** piece and parcel of Sali Land measuring about 2 Cottah 12 Chittack 36 Sq.ft. more or less together with all easement rights of adjacent common passage lying and situate at Mouza Nayabad, P.S.Kasba under Sub-Registration Office- Alipore within the limits of Kolkata Municipal Corporation, District - 24- Parganas (South) under Dag Nos. 195 and 196, R.S. Khatian Nos. 117 & 118, J.L.No. 25, Touzi No. 56 being Plot No. 36 in Block -A of DPK Housing Complex, as morefully and particularly described in the Schedule hereunder written, herein after referred to as the said land .

AND WHEREAS thus Nandini Ganguly the Vendor herein mutated her name in the records of the Kolkata Municipal Corporation being KMC premises No. 1029, Nayabad, Assessee

No. 31.109-08-1029-9, Kolkata - 700099 and became the absolute Owner of **ALL THAT** piece and parcel of Sali Land measuring about 2 Cottah 12 Chittack 36 Sq.ft. more or less together with all easement rights of adjacent common passage lying and situate at Mouza Nayabad, P.S.Kasba under Sub-Registration Office- Alipore within the limits of Kolkata Municipal Corporation , District - 24- Parganas (South) under Dag Nos. 195 and 196, R.S. Khatian Nos. 117 & 118, J.L.No. 25, Touzi No. 56 being Plot No. 36 in Block -A of DPK Housing Complex, as morefully and particularly described in the Schedule hereunder written, herein after referred to as the said land.

AND WHEREAS the Vendor herein sanctioned a building plan over the said premises a G+3 storied building being BP No.2014120141 dated August 6, 2014 from the Kolkata Municipal Corporation.

AND WHEREAS the Vendor Nandini Ganguly herein is desirous of selling the said land and is in search of a Purchaser for the same;-

AND WHEREAS the vendor has approached the purchaser Rafat Jahan herein for sale of the said land including building

plan free from all encumbrances, charges, liens, lispendecnes attachments claims and demands whatsoever;

AND WHEREAS the vendor herein has decided to sell the aforesaid property hereunder referred to as the said land in favour of the purchaser (morefully and particularly described in the Schedule written hereunder) and declare as follows :_

- a) That the abovenamed Vendor is the owner of the aforesaid property and no one else has any right title and interest in the said property.
- b) That the vendor has not entered into any agreement for Sale for the sell of the aforesaid property.
- c) The Vendor has full right and absolute authority to sell-transfer the aforesaid property and the said property is free from all encumbrances whatsoever;
- d) The Vendor has not entered into any Agreement for Sale with any one else and the said property is not the subject

matter of any court case, attachment, lien, mortgage acquisition, requisition, any notice.

AND WHEREAS believing the aforesaid declaration of the vendor to be true the purchaser herein agreed to purchase the said property for a total consideration of Rs.25,00,000/- (Rupees Twenty Five Lacs) only which was fixed by the First Party/Vendor after going through the market value of the schedule property on the terms and conditions stated hereunder.

AND WHEREAS the purchaser has agreed to purchase and the vendor has agreed to sell ALL THAT the said land for a total consideration of Rs.25,00,000/- (Rupees Twenty Five Lacs) only free from all encumbrances, charges, liens, lispendences, attachments, claims and demands whatsoever on the terms and conditions stated hereunder.

NOW THIS INDENTURE WITNESSETH as follows :-

That in pursuance of the said consideration of the said sum of Rs.25,00,000/- (Rupees Twenty Five Lacs) only paid by the Purchaser to the Vendor on or before the execution of these presents (the receipt whereof the vendor doth hereby admit and

acknowledge and from the payment of the same and every part thereof do hereby acquit, release and discharge the purchaser as also the said land the vendor doth hereby sell, grant, convey, transfer, assign and assure unto and in favour of the purchaser **ALL THAT** piece and parcel of Sali land which afterwards became the bastu - land as per order of the B.L. & L.R.O. measuring about 2 Cottah 12 Chittacks 36 Sq.ft. more or less together with all easement right of adjacent common passage lying and situate at Mouza- Nayabad, P.S. formerly Kasba now Purba Jadavpur under Sub-Registration Office-Alipore within the limits Kolkata Municipal Corporation, District - 24- Parganas (South) under Dag Nos. 195 & 196 R.S. Khatian Nos. 117 as per B.L. & L.R.O. record, J.L. No. 25 Touzi No. 56 being Plot No. 36 in Block A of DPK Housing Complex as morefully and particularly described in the Schedule hereunder written, herein after referred to as the said land **TOGETHER WITH** all sewers , areas, drains, ditches, paths, passages, water, water courses and all manner of ancient and other rights, liberties, easements , privileges, advantages, appendages appurtenances and profits whatsoever standing and being in or upon or belonging thereto or any part thereof with which the same now are or is or at any time or times heretofore were or was held used occupied

enjoyed accepted reputed deemed taken or known as part or member thereof or appertaining thereto and all the reversion and reversions, remainder or remainders and the rents, issue and profit thereof and every part thereof and all the estate right, title, interest, claim, use possession benefit claim and demand whatsoever both at law and equity or otherwise of the vendor into upon or in respect of the said land and every part thereof TOGETHER WITH all deeds, pattahs, writings, muniments and other evidences of title whatsoever exclusively relating to the said land or any part thereof which now are or is or at any time of times hereafter shall or may in the possession, custody, power or control of the vendor or his heirs, executors, administrators or legal representatives or in the custody of power or of any other person or persons from whom the vendor can or may procure the same without any suit or action TO HAVE AND TO HOLD the same and the inheritance thereof in fee simple in possession free from all encumbrances whatsoever unto and to the use of the purchaser or her heirs, executors, administrators or legal representatives and assigns absolutely and forever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows:-

- a) That notwithstanding any act deed matter or thing whatsoever by the Vendor done, made or executed or knowingly suffered to the contrary the Vendor has good right, full power and absolute authority to grant, transfer convey, sell, assure and assign the said land hereby sold, granted, transferred and conveyed or expressed or Intended so to be unto and to the use of the Purchaser in the manner aforesaid.
- b) That the Purchaser and her heirs, executors, administrators and legal representatives and assigns shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said land and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the vendor or any person or persons lawfully equitably claiming form under or in trust for the vendor or his predecessor-in-title.
- c) That the said land is free and clear from all encumbrances and attachments whatsoever and freely clearly absolutely exonerated and forever released and

discharged otherwise by the vendor and also well and sufficiently saved, defended kept, harmless and indemnified of from and against all former and other estate, title charges and encumbrances, mortgages, claims, demands, lispendences, attachment, trust and liabilities whatsoever made executed occasioned or suffered by the vendor or any other person or persons lawfully claiming or claimed by from under or in trust for the vendor.

- d) That the vendor and all person and persons lawfully or equitably claiming any estate right, title or interest whatsoever in the said land or any part thereof from under or in trust for the vendor or from or under any of their predecessor-in-title shall and will from time to time and at all times hereafter at the request and cost of the purchaser doth or execute or cause to be done and executed all such acts, deed and things whatsoever for further better and more perfectly assuring the said land and every part thereof unto and to the use of the purchaser in manner aforesaid as shall or may be reasonably required.

- e) That no part of the said land being conveyed under these presents is vested with Government or Semi-Government Authority and there is no Bargadar in respect of any part of the said land in any way and the vendor has good right, full power and absolute authority to sell the same in the manner aforesaid and for any reason whatsoever if the purchaser is dispossessed or deprived of full enjoyment of the said land or any part thereof then in that event the vendor hereby agree to indemnify and keep the purchaser fully indemnified against all losses, damages, costs, charges, claims and demands occasioned or arising out of the said land hereby sold to the purchaser.
- f) That the vendor shall and will at all times hereafter at the request of the purchaser produce all or any of the documents of title relating to the said land as the purchaser may direct all the title deed documents and writing for evidencing of title in respect of the said land, and also furnish to the purchaser copies of or extracts from the said title deeds documents and writings and

shall and will in the meanwhile keep the same safe unobliterated and un-cancelled.

- g) That the Vendor doth hereby undertake to pay all outstanding District Board or panchayat rates and taxes, Government revenue and all other imposition whatsoever due and payable by the vendor or any of his predecessors-in-Title in respect of the said land up to the Purchaser -in- Title in respect of the said land up to the date of these presents and further agrees to keep the purchaser fully indemnified in respect of all costs, charges and expenses arising in respect thereof.
- h) The vendor has handed over khas possession of the said land to the purchaser and the purchaser shall mutate her name in respect of the said land.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Sali Land now bastu land as per order of the B.L. & L.R.O. dated 12.7.2015 measuring about 2 Cottah 12 Chittack 36 Sq.ft. as per present physical measurement comprises in R.S.Dag No. 195 measuring land

area 1 (one) Cottah 11 (Eleven) Chittacks 1 (one) Sft. And in R.S.Dag No. 196 measuring land area 1 (one) Cottah 1 (one) Chittacks 35 (Thirty five) Sft. Totalling to land area of 2 (Two) Cottahs 12 (Twelve) Chittacks 36 (Thirty Six) Sq.ft. along with a tile shed ~~structure~~ standing thereon measuring more or less 200 Sqft. after deducting the area of common passage out of the ~~said land~~ lying and situate at Mouza -Nayabad under R.S.Dag Nos. 195 & 196, R.S. Khatian Nos. 117 J.L. No. 25, Touzi No. 56 in Block 'A', Plot No. 36, P.S. Kasba now Purba Jadavpur within the limits of Calcutta Municipal Corporation K.M.C.Ward No. 109 Premises No. being 1029 Nayabad, Assessee No. 31-109 - 08-1029-0 Kolkata 700099 District 24- Parganas (South) as shown in the MAP or Plan annexed hereto and bordered with RED colour which is butted and bounded as follows

ON THE NORTH	:	<u>Scheme Plot No. 26</u>
ON THE SOUTH	:	<u>On the Road</u>
ON THE EAST	:	<u>Scheme Plot No. 37</u>
ON THE WEST	:	<u>Scheme Plot No. 35</u>

IN WITNESS WHEREOF the parties hereto set and subscribed their respective hands and seals on the day month and year first above written.

SIGNED SEALED AND
DELIVERED in the presence of :

WITNESSES:

1. Syed Shafi' Ahmed
Advocate

Nandini Ganguly
Signature of the Vendor

2. Syed Fazlul Haque
Advocate

Rafat Tachan
Signature of the Purchaser

Drafted by me:

Syed Shafi' Ahmed
Advocate
High Court, Calcutta

RECEIVED from the within mentioned Purchasers the within mentioned sum of Rs. 25,00,000/- (Rupees Twenty five lacs) only being the full consideration money as per Memo below :

MEMO OF CONSIDERATION

- | | |
|---|--|
| 1. By A/c Payee Cheque No. 793946 dated 09.11.2015 drawn on Corporation Bank, Kolkata, Gariahat Road Branch | Rs.13,50,000.00 |
| 2. By A/c Payee Cheque No. 793947 dated 09.11.2015 drawn on Corporation Bank, Kolkata, Gariahat Road Branch | Rs. 1,50,000.00 |
| 3. By Demand Draft No. 343305 dated 05.11.2015 drawn on Corporation Bank, Kolkata, Gariahat Road | <u>Rs.10,00,000.00</u>
<u>Rs.25,00,000.00</u> |

Total (Rupees Twenty five lacs) only

WITNESSES:

1. Syed Rafi Ahmed

Nandini Ganguly
SIGNATURE OF THE VENDOR

2. Syed Fazlul Haque

DATED THIS 9th DAY OF November 2015

BETWEEN

MRS. NANDINI GANGULY.

..... **VENDOR**

AND

MRS. RAFAT JAHAN,

.... PURCHASER

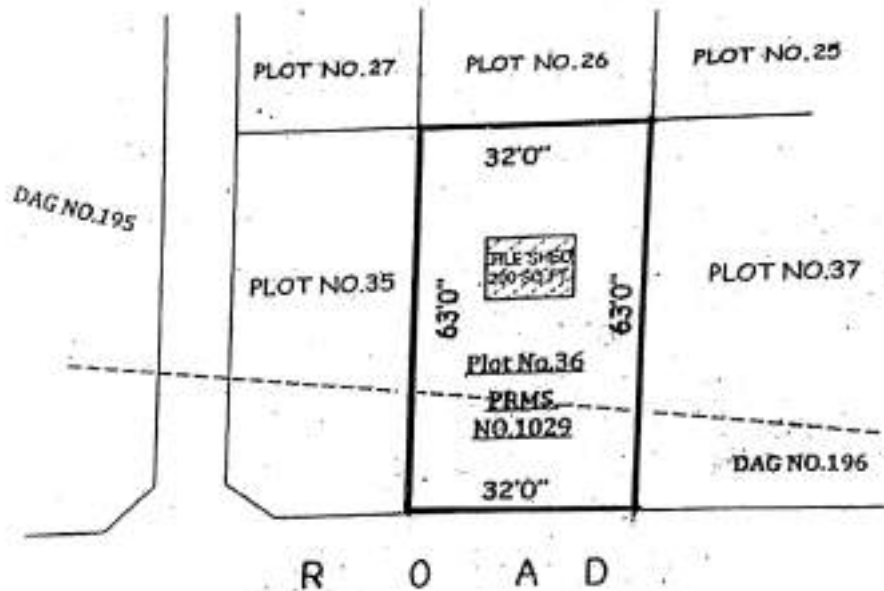
DEED OF CONVEYANCE

Syed Shafi Ahmed
Advocate
High Court Calcutta
Bar Association Room No. 12

SITE PLAN OF THE LAND OF R.S. DAG NO. 195 & 196, R.S. KHATIAN NO. 117 SITUATED IN MOUZA - NAYABAD, J.L. NO. 25, TOUZI NO. 56, R.S. NO. 3, BEING SCHEME PLOT NO. 36, UNDER DPK HOUSING COMPLEX, DIST. - SOUTH 24- PARGANAS, THE KOLKATA MUNICIPAL CORPORATION PREMISES NO. 1029, NAYABAD, WARD NO. 109, ASSESSEE NO. 31-109-08-1029-0, P.S. - PURBA JADAVPUR, KOLKATA - 700 099



AREA OF LAND :- 2 K. - 12 CH. - 36 SQ.FT. (MORE OR LESS)
TILE SHED STRUCTURE AREA :- 200 SQ.FT.
SHOWN IN RED COLOUR



Nandini Ganguly

Rafael Terhan

Traced By:
 A. S. Sanyal
 30.11.2018

SPECIMEN FORM FOR TEN FINGERPRINTS



Robert Johnson

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Nandini Languly

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AGJPG3948A

नाम / NAME
NANDINI GANGULY

पिता का नाम / FATHER'S NAME
PRAFULLA KUMER
BHATTACHARJEE

जन्म तिथि / DATE OF BIRTH
18-02-1970

हस्ताक्षर / SIGNATURE
Nandini Ganguly

शहीन

आपका अधिकारी, (सि.टी. ऑफ.), कोलकाता
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA



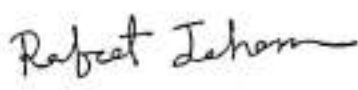
Nandini Ganguly



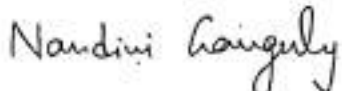


Rafat Tahan



Seller, Buyer and Property Details

A. Seller & Buyer Details

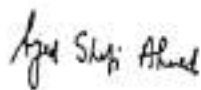
Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	<p>Mrs RAFAT JAHAN Wife of Md KAMAL ASHRAF 27 AND 28, Raicharan Ghosh Lane, P.O:- TILJALA, P.S:- Tiljala, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700039</p>	 09/11/2015 11:37:46 AM	 LTI 09/11/2015 11:37:59 AM
		 09/11/2015 11:38:20 AM	

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Mrs NANDINI GANGULY Wife of Mr ABHIJIT GANGULY 117A SELIMPORE RD FLAT NO A-3 ASHIANA, P.O:- JODHPUR PARK, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700031 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGJPG3948A,; Status : Individual; Date of Execution : 09/11/2015; Date of Admission : 09/11/2015; Place of Admission of Execution : Office</p>	 09/11/2015 11:37:02 AM	 LTI 09/11/2015 11:37:09 AM
		 09/11/2015 11:37:29 AM	

Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Mrs RAFAT JAHAN Wife of Md KAMAL ASHRAF 27 AND 28, Raicharan Ghosh Lane, P.O:- TILJALA, P.S:- Tiljala, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700039 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No. AMXPJ3942R,; Status : Individual; Date of Execution : 09/11/2015; Date of Admission : 09/11/2015; Place of Admission of Execution : Office</p> <div>   </div> <p>09/11/2015 11:37:46 AM 09/11/2015 11:37:59 AM</p> <p><i>Rafat Jahan</i></p> <p>09/11/2015 11:38:20 AM</p>

B. Identifire Details

Identified Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr SYED SHAFI AHMED Son of Late SYED ANISUL ALAM HIGH COURT CALCUTTA, P.O:- G P O, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of: India,	Mrs NANDINI GANGULY, Mrs RAFAT JAHAN	 <p>09/11/2015 11:38:37 AM</p>

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No. 1029		2 Katha 12 Chatak 36 Sq Ft	24,50,000/-	33,60,001/-	Proposed Use: Bastu, Property is on Road

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	200 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 8 Years, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1	200 Sq Ft.	50,000/-	59,100/-	Structure Type: Structure

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	S F HAQUE
Address	Thana : Karaya, District : South 24-Parganas, WEST BENGAL
Applicant's Status	Advocate

Office of the A.D.S.R. SEALDAH, District: South 24-Parganas

Endorsement For Deed Number : I - 160603230 / 2015

Query No/Year	16061000328259/2015	Serial no/Year	1606003865 / 2015
Deed No/Year	I - 160603230 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mrs RAFAT JAHAN	Presented At	Office
Date of Execution	09-11-2015	Date of Presentation	09-11-2015

Remarks

On 09/11/2015

Certificate of Market Value (WB PUVI Rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 34,19,101/-



(Jaideb Pal)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

On 09/11/2015

Certificate of Admissibility (Rule 43 W.B. Registration Rules, 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Presentation (Under Section 52 & Rule 22A(3) & (4) W.B. Registration Rules, 1962)

Presented for registration at 11:24 hrs on : 09/11/2015, at the Office of the A.D.S.R. SEALDAH by Mrs RAFAT JAHAN, Claimant.

Admission of Execution (Under Section 59 W.B. Registration Rules, 1962)

Execution is admitted on 09/11/2015 by

Mrs NANDINI GANGULY, Wife of Mr ABHIJIT GANGULY, 117A SELIMPORE RD FLAT NO A-3 ASHIANA, P.O: JODHPUR PARK, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700031, By caste Hindu, By Profession Business
Indetified by Mr SYED SHAFI AHMED, Son of Late SYED ANISUL ALAM, HIGH COURT CALCUTTA, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Muslim, By Profession Advocate

Admission of Execution (Under Section 59 W.B. Registration Rules, 1962)

Execution is admitted on 09/11/2015 by

Mrs RAFAT JAHAN, Wife of Md KAMAL ASHRAF, 27 AND 28, Road: Rajcharan Ghosh Lane, , P.O: TILJALA, Thana: Tiljala, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700039, By caste

Muslim, By Profession House wife
Indefinitely by Mr SYED SHAFI AHMED, Son of Late SYED ANISUL ALAM, HIGH COURT CALCUTTA, P.O: G
P.O. Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste
Muslim, By Profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 37,623/- (A(1) = Rs 37,609/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 37,623/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,05,166/- and Stamp Duty paid by Draft Rs 2,04,200/-, by Stamp Rs 1,000/-

Description of Stamp

1. Rs 1,000/- is paid on Impressed type of Stamp, Serial no 121671, Purchased on 04/11/2015, Vendor named S Sarkar.

Description of Draft

1. Rs 2,04,200/- is paid, by the Draft(other) No: 727382000403, Date: 07/11/2015, Bank: STATE BANK OF INDIA (SBI), WELLESLEY PARK.



(Jaideb Pal)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2015, Page from 51311 to 51343
being No 160603230 for the year 2015.



Jaideb Pal

Digitally signed by JAIDEB PAL
Date: 2015.11.16 15:06:16 +05:30
Reason: Digital Signing of Deed.

(Jaideb Pal) 16/11/2015 15:06:15
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)